



Application

Narrative

Cash Transmittal

Development Standards

ZONING NARRATIVE



20-ZN-2018 THE ENCLAVE

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Scottsdale, AZ 85250

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APPLICATION REQUEST

Camelot Homes LLC, (the “Developer”) seek to develop approximately five and three-quarter (5.75) acres of land south of Jenan Drive and west of 74th Place (“Property”) as an enclave of single-family homes. See *Figure 1 – Illustrated Site Plan*.

This application is a request to rezone the Property from R1-35 to R1-18 PRD. The proposed development of ten (10) homesites is consistent with the General Plan Goals and Approaches and Suburban Neighborhoods land use designation as outlined in the City of Scottsdale General Plan 2001 (the “GP”). The site plan proposed with this request is within the more than one (1) dwelling unit, but less than eight (8) dwelling units per acre range (1.7 du/ac proposed). Development of the Property in the manner proposed will protect the rural character of the neighborhood and embrace the predominant desert landscape appeal as established in the area.

PROJECT DESCRIPTION

The approximately five and three-quarter (5.75) acres site is located south of Jenan Drive and just west of 74th Place. The Property is a combination of three (3) parcels of land that had homes originally constructed in the 1940s, 1950s and 1980s. Two of the homes have been vacant for many years. The nearest major crossroads are Scottsdale Road and Cactus Road.

Development in this area of the city is not part of a master plan, but rather has occurred in small, individual pockets over time. These pockets of development vary in scale and include custom home subdivisions to the north and east as well as production home subdivisions ranging from two (2) to four (4) dwelling units per acre to the south. Just west of the Property, at the intersection of Scottsdale Road and Jenan Drive, is North Scottsdale United Methodist church and WizKids Preschool.

As a result of the pocket development pattern, the Property is subjected to approximately ten (10) acres of offsite drainage flows. Perimeter walls built with adjacent neighboring development and subdivisions surround the Property and prevent off-site stormwater from passing through the Property at the southeast corner. The timing of improvements is also evident along Jenan Drive where portions of the roadway have been improved to “full” street width while a majority of the roadway varies in width narrowing down to just fifteen (15) feet in certain locations.

The Property will be developed as an enclave of single-family homes ("The Enclave"). See *Figure 1 – Illustrated Site Plan*. The landscape palette within The Enclave will complement the existing character along Jenan Drive and celebrate the beauty of a desert setting while realizing the benefits of drought tolerance and significantly reduced water use. To maintain the character of Jenan Drive and blend in with the larger homes to the north, three (3) of the ten (10) lots will front onto Jenan Drive and have landscaping consistent with the surrounding properties. See *Figure 2 – Conceptual Jenan Drive Streetscape Section*.

As proposed on the conceptual plan, approximately fourteen (14) percent of the Property will be maintained as open space. A neighborhood park will be located in the low-point of the Property. The location of the park is purposeful. The park is oversized and designed to include a stormwater basin that will capture onsite stormwater runoff and help to provide much needed mitigation, reducing, and in many events, eliminating water from backing up and ponding against the existing neighbor walls along the southeast corner of the Property. See *Figure 3 – Conceptual Open Space*.

The conceptual park design includes turf for unprogrammed active recreational uses in the flat bottom area. Around the perimeter, a combination of retaining walls and privacy walls will enclose three (3) sides of the park and basin. The retaining walls are needed to capture a greater volume of stormwater. Low-water use desert character landscape will be planted around the perimeter of the park. As the desert landscape and trees mature, the surrounding walls will be further screened from view from within the neighborhood.

Vehicular access to homes within The Enclave will be via public streets. Upon entering the neighborhood, tree-lined open space tracts will frame the road while a landscape tract with a small neighborhood sign will create narrower lanes and reduce the perceived area of asphalt. Within the neighborhood the rural character will continue. Front yards visible to the street will be landscaped to back of curb, similar to that along Jenan Drive, narrowing the perceived width of the roadway. Within a rural character area, sidewalks are not a prominent element along a street, but are rather part of a larger regional system. Given the intimate scale of the neighborhood, the limited number of lots, short roadway, and the desire to sustain the rural character of the area, the application requests a modified roadway design so that the roadway

is not a dominant feature within The Enclave. The roadway design is based on Figure 5-3.19 Local Residential – Rural/ESL Character in the Design Standards & Policy Manual. It includes the forty (40) foot right-of-way and a twenty-eight (28) roadway. Sidewalks are eliminated bringing the landscape closer to the roadway, narrowing the perceived width, and enhancing the rural character.

To mitigate the impact of the proposed neighborhood with adjacent properties, setbacks along the east, west and south boundary of the Property will be consistent with the zoning development standards of the adjacent properties thus helping to retain the character and privacy of neighboring properties. See *Figure 4 – Perimeter Setbacks*. To be consistent with the scale and character of homes in the surrounding neighborhoods, homes will be limited to single-story only in desert appropriate architectural styles. A selection of three (3) floor plans, each with two (2) to three (3) elevations, will result in an architecturally rich variety of homes in the neighborhood.

A request to amend the R1-18 zoning development standards is proposed. Within the proposed neighborhood, homesites will be consistent with R1-18 zoning amended development standards with a minimum of 17,000 square foot lot area and a minimum of one hundred seventeen (117) foot lot width. Lot 4 and 5, internally located within the proposed neighborhood, will have a minimum of 12,000 square foot lot area and a minimum of eighty (80) foot lot width. Along Jenan Drive a minimum forty (40) foot front yard setback will be provided. This is consistent with R1-35 zoning development standards. Internal lots, only visible within the neighborhood, will provide a minimum ten (10) front yard. A front facing garage will be setback at least twenty (20) feet. Side yard setbacks will be consistent with R1-18 development standards; a minimum of ten (10) feet. Lot 4, 5 and 10 will have a minimum seven (7) foot side yard.

Approving the proposed change in zoning will permit the development of the Property in a manner that will blend the neighborhood character along Jenan Drive, will sensitively mitigate existing drainage conditions, and will allow for homes of complimentary architectural character, scale, massing and quality with the existing neighborhood fabric. The proposed change in zoning is consistent with the goals and approaches of the GP.

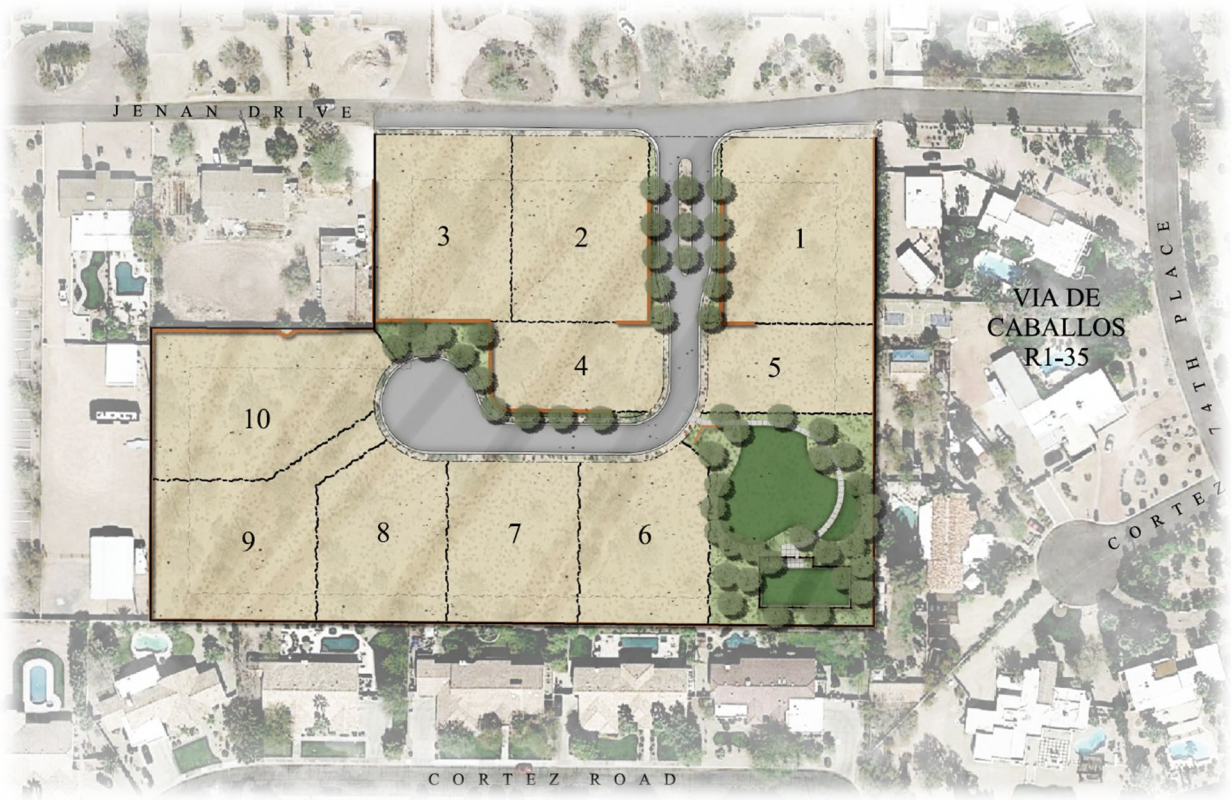


Figure 1 – Illustrated Site Plan



Figure 2 – Conceptual Jenan Drive Streetscape Section

Project Data

Zoning: R1-18 PRD
Net Lot Area: 5.75 acres
Building Height: 30' max.

(SEE ZONING ORDINANCE FOR STANDARD
DISTRICT REQUIREMENTS)

**Open Space
Calculations***

Required Open Space:
per 6.205.A.2.

Provided Open Space:
34,750 s.f. 14%

- Front Open Space (NA)
- Other Open Space 34,569 s.f.
- Parking Lot Landscape (NA)



Figure 3 – Conceptual Open Space

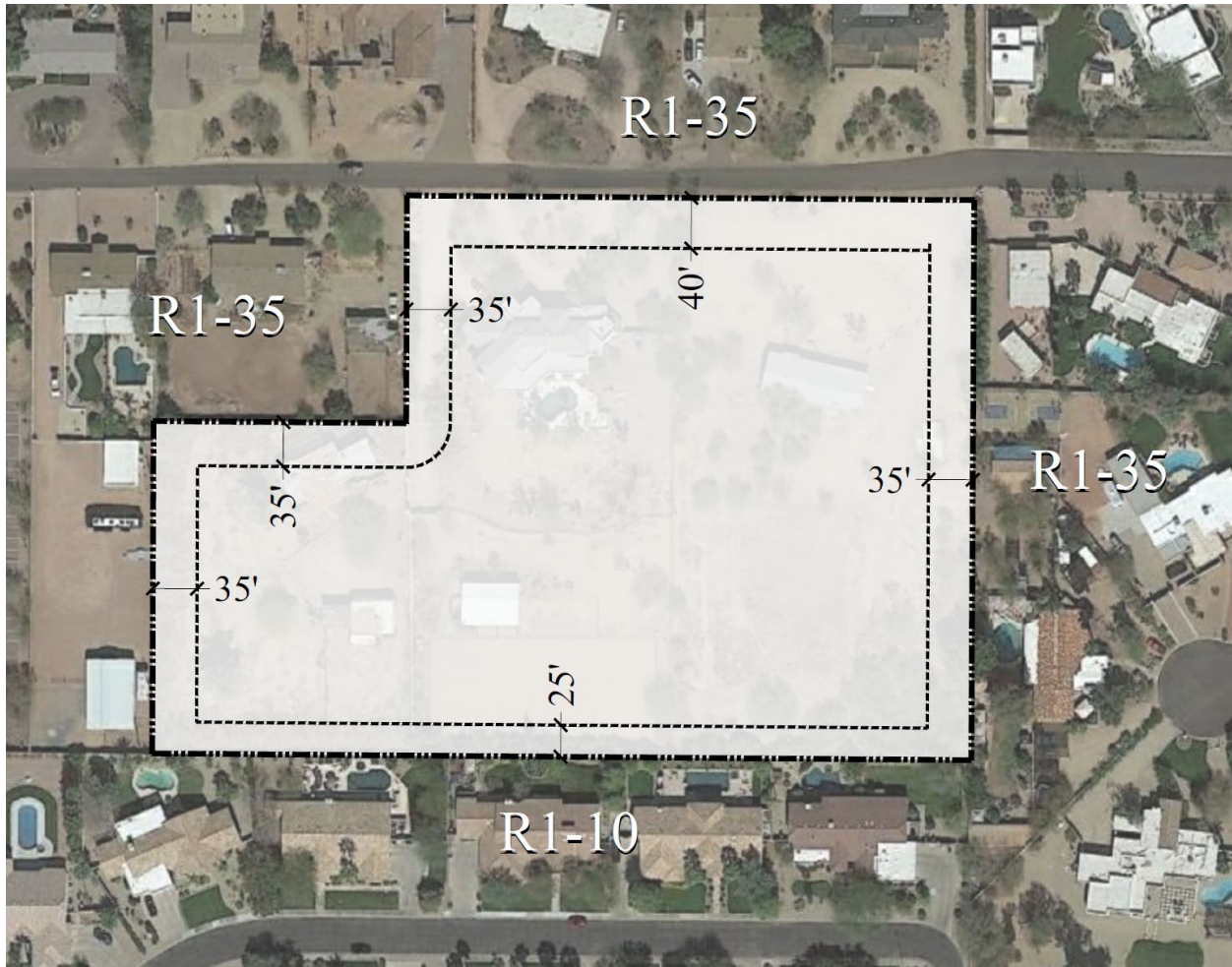


Figure 4 – Perimeter Setbacks

SITE CONTEXT

The Property, approximately five and three-quarter (5.75) acres, is located along the south side of Jenan Drive just west of 74th Place. The nearest major crossroads are Scottsdale Road and Cactus Road. See *Figure 5 - Regional Context*, *Figure 6 – Context Aerial with Proposed Site Plan* and *Figure 7 – Site Context*.

A designated bike route along 74th Place (approximately 250 feet from the Property) connects the neighborhood with nearby amenities, shopping, and regional employment centers including the Scottsdale Airport. The airport, and surrounding business and employment opportunities are less than a 15-minute commute for a cyclist at only 1.5 miles north of the Property. Additionally, a bus stop on Scottsdale Road is located within a 5-minute walk of the Property.

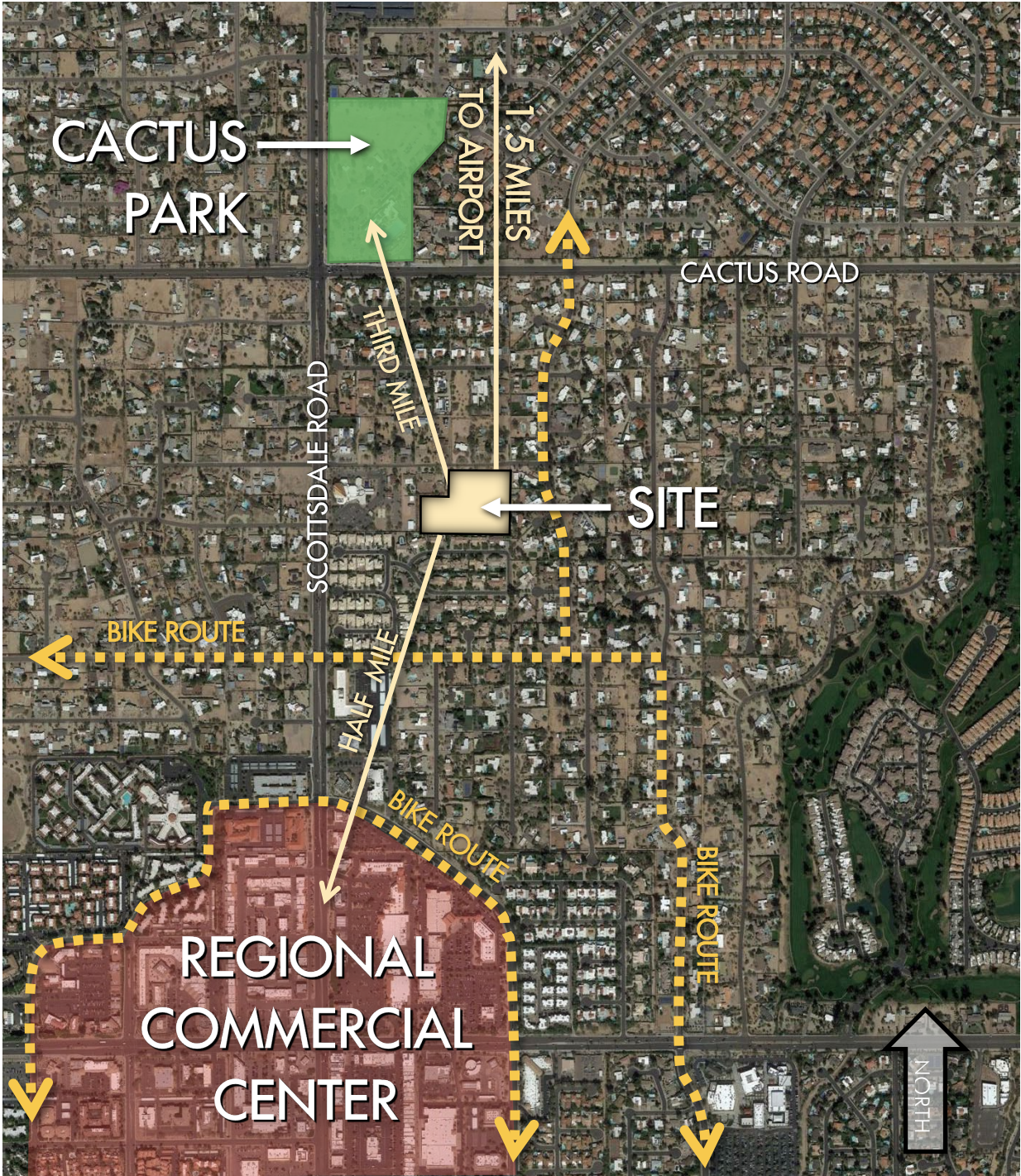


Figure 5 - Regional Context

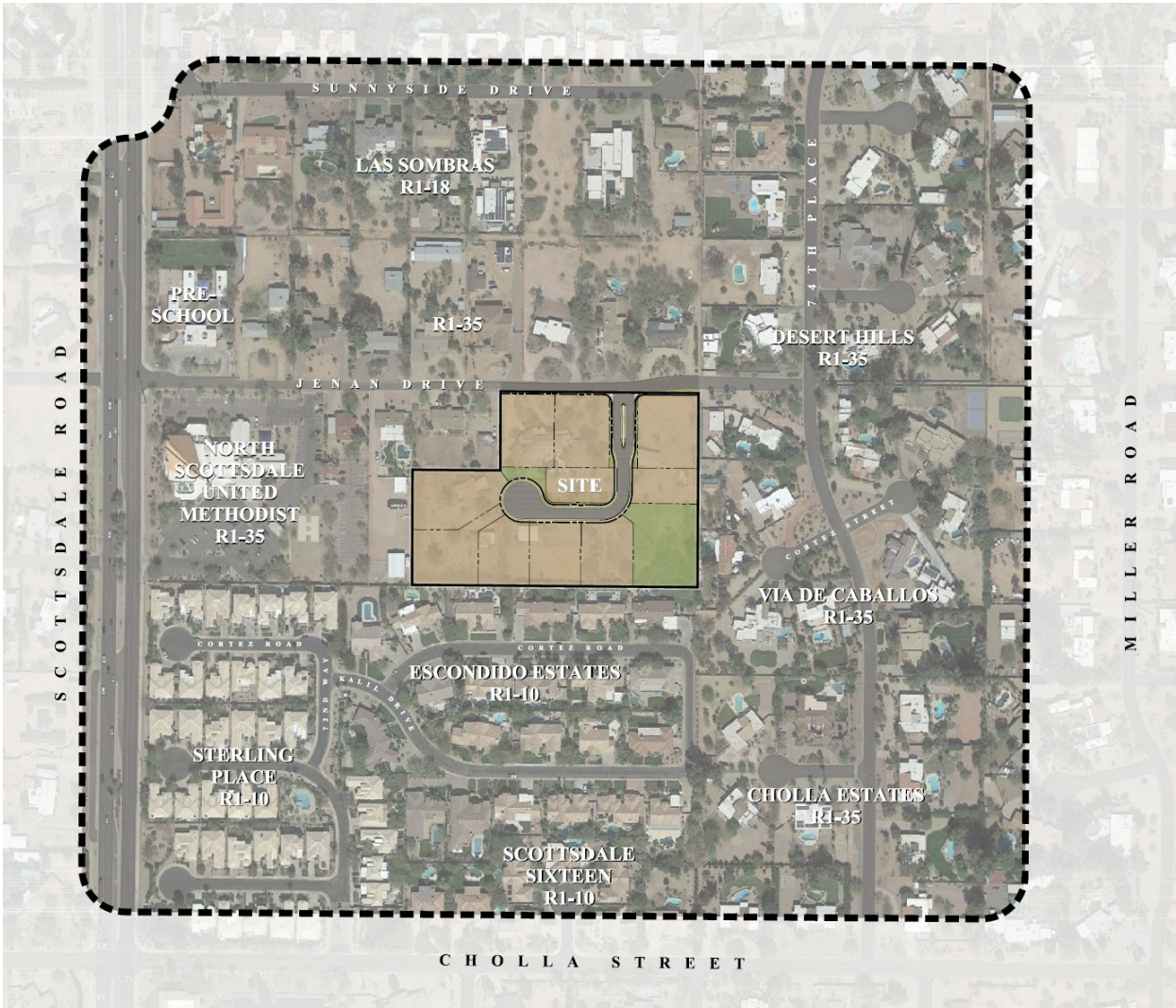


Figure 6 – Context Aerial with Proposed Site Plan



Figure 7 – Site Context

EXISTING AND PROPOSED ZONING

The Property is zoned R1-35. See *Figure 8 – Existing Zoning*. Proposed zoning for the Property is R1-18 PRD. See *Figure 9 – Proposed Zoning*.

The proposed zoning is required to achieve a residential development of individual homes in an area of the City where religious, educational, recreation, employment, dining, retail and basic elements of a balanced neighborhood exist. The proposed site plan has taken special consideration of existing under-designed infrastructure by making improvements to and along Jenan Drive to mitigate off-site drainage flowing onto the Property and safer circulation within the community. In addition, a neighborhood park will provide a buffer to existing neighbors, maintain the landscape character of the neighborhood, provide a neighborhood amenity with turf for unprogrammed active recreation, and mitigate off-site stormwater flow.

SURROUNDING THE PROPERTY:

- *North (across Jenan Drive): R1-35, Single-family residential*
- *East (adjacent): R1-35, Single-family residential, Via de Caballos 3*
- *South (adjacent): R1-10 PRD, Single-family residential, Escondido Estates*
- *West (adjacent): R1-35, Single-family residential*

South of the Property, closer to the neighborhood center, are a collection of smaller lot neighborhoods developed in the 1990s zoned R1-10 PRD. To the east, north, and west are large lot, single-family neighborhoods, mostly dating from the late 1960's and early 1970's, zoned R1-35. A church and pre-school are located at the intersection of Scottsdale Road and Jenan Drive.

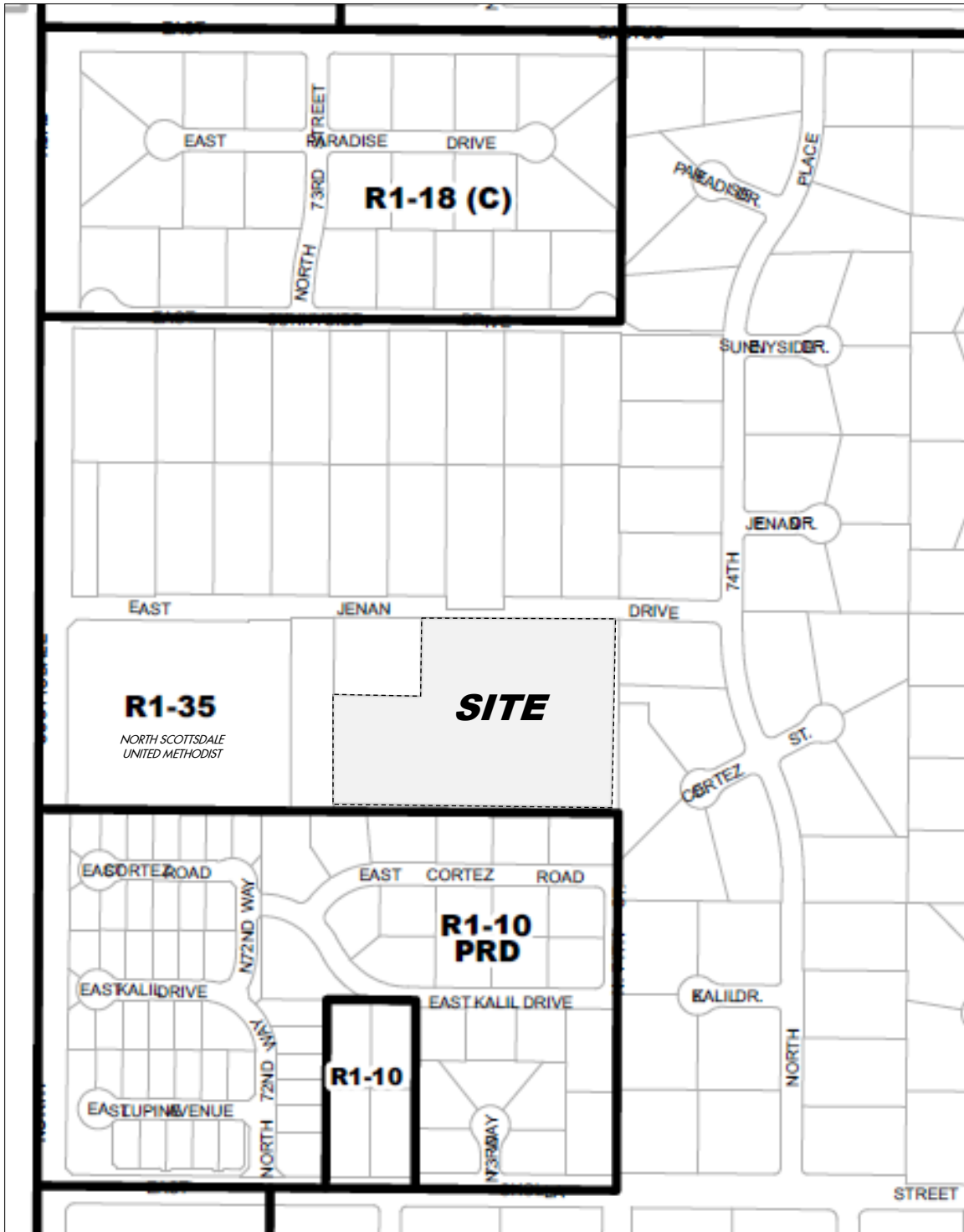


Figure 8 – Existing Zoning

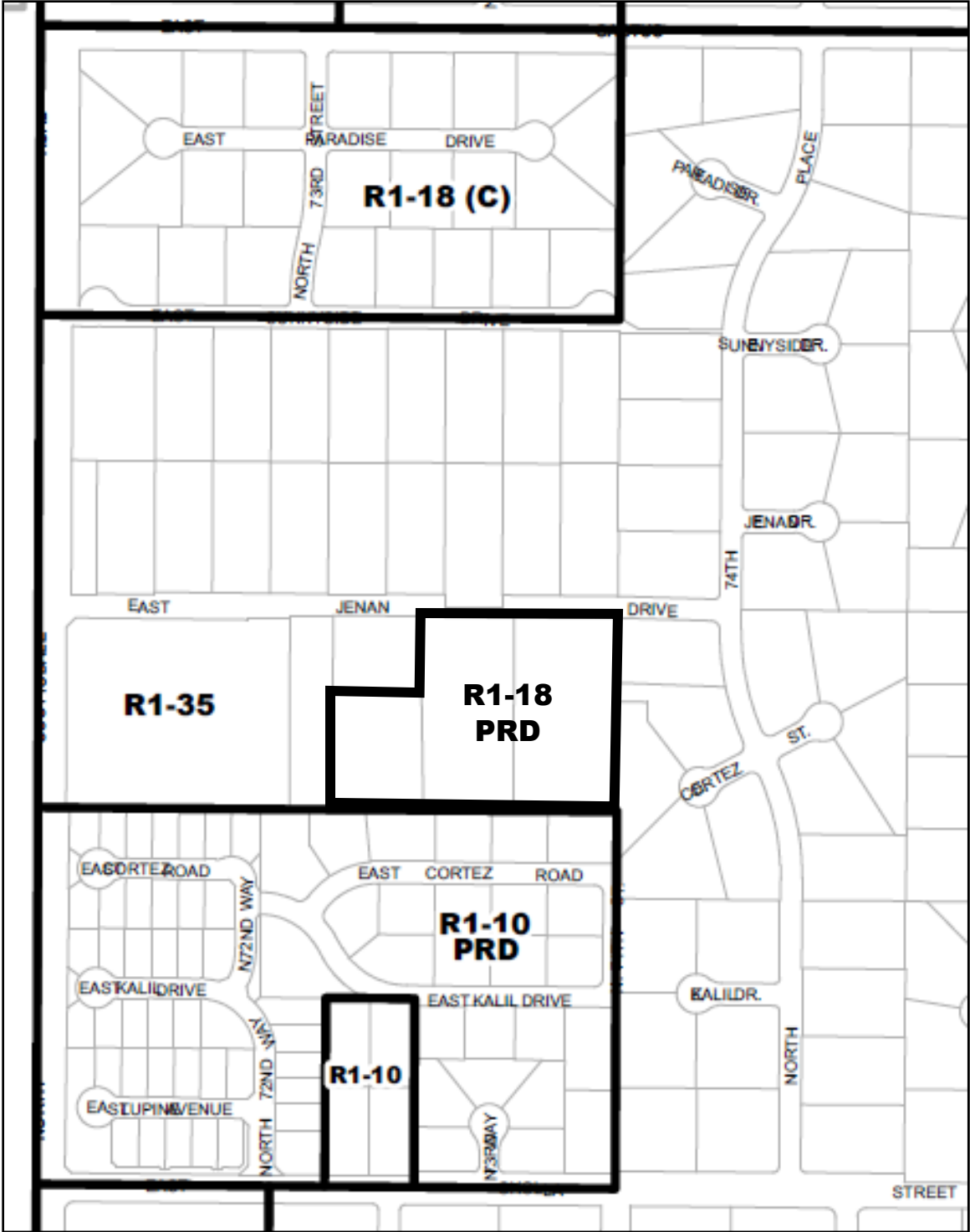


Figure 9 – Proposed Zoning

GENERAL PLAN GOALS AND APPROACHES

The request includes rezoning the Property from R1-35 to R1-18 PRD while remaining consistent with the existing GP Land Use Element Suburban Neighborhoods designation. The proposed site plan has a density of 1.7 dwelling units per acre; more than one (1) dwelling unit per acre, but less than eight (8) dwelling units per acre. Suburban Neighborhood land use designation is used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers as proposed with this application. See *Figure 10 – General Plan Conceptual Land Use*. A Character Area plan does not exist for the Property.

The GP designates neighborhoods west and north of the Property as Rural Neighborhoods. The Property and neighborhoods to the south, within walking distance to retail, dining and entertainment core near Scottsdale Road and Shea Boulevard are designated as Suburban Neighborhoods. Neighborhoods north of the Property that are within walking distance to Cactus Park have a Suburban Neighborhood designation. The proposed change in zoning will permit the development of the Property consistent with the GP and is ideal for residential redevelopment with proximity to existing City amenities, infrastructure as well as retail, dining, and entertainment opportunities.

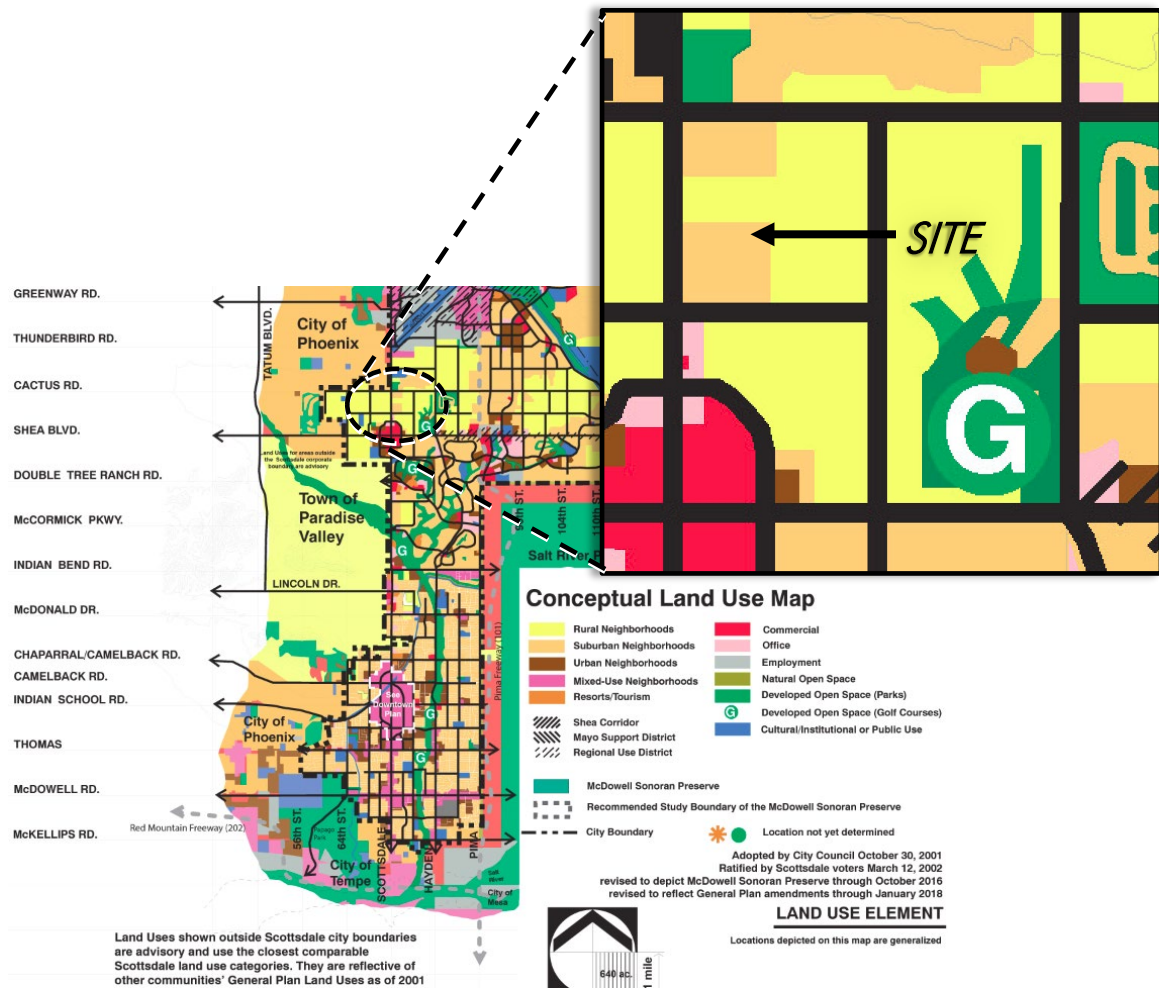


Figure 10 – General Plan Conceptual Land Use

Suburban Neighborhoods (as stated in the GP):

This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

GP GOALS AND APPROACHES

The General Plan describes long-term goals for the City's future and provides guidance to evaluate development within the city. Completed in 1996, the recommendations from the CityShape 2020 process are the basis for planning in Scottsdale today. In context of general land use planning and a character-based general plan, the recommendations consists of the Six Guiding Principles (which are equal, with no priority in the listing) and a three (3) level structure. Level 1 includes City-wide planning. Level 2 is character area planning. Level 3 is neighborhood planning. The Guiding Principles are:

- *Preserve Meaningful Open Space*
- *Enhance Neighborhoods*
- *Seek Sustainability*
- *Support Economic Vitality*
- *Advance Transportation*
- *Value Scottsdale's Unique Lifestyle & Character*

The GP establishes policies, goals and strategies for each of twelve (12) elements. These elements are:

1. *Character and design*
2. *Land use*
3. *Economic vitality*
4. *Community involvement*
5. *Housing*
6. *Neighborhoods*
7. *Open space and recreation*
8. *Preservation and environmental planning*
9. *Cost of development*
10. *Growth areas*
11. *Public services and facilities*
12. *Community mobility*

The proposed development supports the GP goals and approaches as outlined more specifically as follows.

GUIDING PRINCIPLES

Preserve Meaningful Open Space: The City of Scottsdale is committed to promoting the acquisition, dedication, and setting aside of open space as a community amenity and in support of the tourism industry in Scottsdale.

The proposed development will include pockets of open space landscaped with native and enhanced native plant species to maintain the desert character of the neighborhood. The largest of the proposed open spaces will provide stormwater mitigation to the approximately ten (10) acres of off-site stormwater that flows onto the Property. This 28,000 square foot open space tract will also provide meaningful active open space. Desert appropriate plant material around the perimeter of the neighborhood park will preserve and enhance the streetscape character within the neighborhood while also providing a buffer to existing neighboring homes. Turf within the bottom area of the open space tract will provide an area for unprogrammed play; area to throw a ball, play tag or host a neighborhood gathering. Access to the open space will be available to both residents of The Enclave and neighbors.

The basin within the proposed neighborhood park will be oversized to provide much needed mitigation to reduce, and in many events, eliminate water backing up and ponding against the existing neighbor walls. The proposed open space area, and related drainage improvements, will provide a practical solution to existing drainage pattern in a manner that can be done better than if the lots were redeveloped using the existing standards.

Enhance Neighborhoods: Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.

The Developer has been part of creating several of Scottsdale's great neighborhoods. They support the GP's recommended commitment to the quality of existing neighborhoods and its vision to add quality neighborhoods to the fabric of the City. The development pattern shown on the conceptual site plan (see *Figure 1 – Illustrated Site Plan*) is in line with the GP's recommendation to maintain and enhance the existing and future neighborhoods.

The Property is surrounded by existing development in a primarily grid-like form. Designated bicycle routes are nearby with the closest route located one (1) property away to the east. Less than one mile to the south and southwest are the Paradise Valley Plaza, Shea Scottsdale East Shopping Center, Sundown Plaza and the Agua Caliente Professional Center. One mile north begins the regional commercial and industrial employment area surrounding the Scottsdale Airport, the primary source of employment in the area and home to more than 48,000 jobs.

The Property is located within convenient walking and biking distance to major employment, recreation and shopping areas. Yet, the immediate neighborhood and adjacent neighbors are rural and suburban single-family homes with large, predominately desert front yard landscapes. The proposed plan for the Property preserves the existing character of this neighborhood by proposing single-level homes. Homes along Jenan Drive will front Jenan Drive. In keeping with the existing front yard setbacks of adjoining properties, a forty (40) foot front yard will be provided on these three (3) lots.

Furthermore, the development will enhance the livability and safety beyond the proposed neighborhood by including improvements to mitigate off-site stormwater flows that impact the adjacent properties. The stormwater mitigation will serve a dual purpose in the form of active open space accessible for use by residents of The Enclave as well as neighbors of the community.

Seek Sustainability: Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social and technological resources to ensure that they serve future needs.

The Developer is a local third generation award winning homebuilder recognized for design excellence and lasting value, creating an asset to the community. Durable materials and excellent craftsmanship enable their homes to withstand the test of time and embrace the unique year-round indoor/outdoor living environment the Sonoran Desert offers. Creating an enclave of homes in keeping with the character of the existing neighborhood within walking and biking distance of regional employment centers is consistent with the GP Goals and Objectives to seek sustainability.

Support Economic Vitality: Scottsdale is committed to the goal of supporting its existing economic strengths by: targeting new opportunities which can diversify our economic base; providing for the fiscal health of the city; and forming partnerships with the community which strengthen our ability to meet this goal.

The Developer is a native Arizona builder who has maintained a sound and responsible business strategy allowing them to thrive during five decades of homebuilding. They have a long history of building quality homes in Scottsdale and across the Valley, providing many employment opportunities.

Advance Transportation: The transportation system must be the backbone of Scottsdale, supporting its economy and serving and influencing its land use patterns in a positive way.

Access to the Property is from Jenan Drive. Just east of the Property, is a designated bicycle route. Furthermore, the Property is conveniently located within walking and biking distance of a bus stop, major employment, recreation and shopping areas. This development will enhance the livability and safety of Jenan Drive by making infrastructure improvements to the southside of the roadway along the Property. This will include partially widening the drivable surface and adding a curb.

The change in zoning designation will allow the Property to be redeveloped with single-family homesites that are within close proximity to existing City amenities and infrastructure. Additionally, the zoning change will allow the Developer to make improvements to Jenan Drive to widen the vehicular travel surface and mitigate off-site drainage flowing onto the Property in a manner that could be far more challenging with redevelopment of properties following existing City standards. The proposal includes an additional five (5) feet of right-of-way on Jenan Drive as requested by City staff.

Value Scottsdale's Unique Lifestyle and Character: Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.

The Developer has been a part of creating several of Scottsdale's great neighborhoods. They support the GP's recommended commitment to the quality of existing neighborhoods and its vision to add quality neighborhoods to the fabric of the City. Surrounding the Property to the immediate north, west and east are single-family rural neighborhoods dating from the late

1960s to the early 1970s. A little further west, closer to Scottsdale Road, are the North Scottsdale United Methodist Church and the WizKids Preschool. To the south is R1-10 single family residential neighborhood developed in the 1990s. The development pattern shown in the conceptual site plan (see *Figure 1 – Illustrated Site Plan*) is in line with the GP's recommendation to maintain and enhance the existing and future neighborhoods.

The proposed development plan contains single-level homes similar to the existing neighbors minimizing visual impact, preserving viewsheds and eliminating upper level window conditions overlooking adjacent backyards. The landscape within The Enclave will embrace the Sonoran Desert landscape character with native character and low water use plant material.

A stormwater basin will provide much needed mitigation to existing drainage beyond that of the Property. Landscape within the basin will also include native character and low water use plant material around the perimeter and a large turf area in the bottom that will provide an opportunity for active recreational play for the proposed homesites and surrounding neighborhood.

The change in zoning designation will allow the Property to be redeveloped with single-family homesites in a manner that preserves the unique lifestyle within close proximity to existing City amenities and infrastructure. The natural and man-made character of the environment will be preserved through the deep front yard setbacks along Jenan Drive, native and enhanced native character community landscape, as well as a neighborhood open space amenity that also provides for off-site stormwater mitigation.

CHARACTER AND DESIGN ELEMENT

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

The proposed development shall be in conformance with the community goals as outlined in detail below. The Property is designated Rural on the GP Character Types Map (see *Figure 11 – GP Character Types Map*). The character of the surrounding neighborhoods and adjacent neighbors are Rural and Suburban and the Property will be developed consistently with that designation.

The Property will be developed as an enclave of single-family homes with enclosed private yards. Homes will be built in desert appropriate architectural styles with appropriately scaled variable massing embodying the Rural character. A complementary plant palette to that used along Jenan Drive will be used for front yards and landscaped open space areas within the neighborhood. Homes along Jenan Drive will front Jenan Drive. In keeping with the existing front yard setbacks of adjoining properties, a forty (40) foot front yard will be provided on these three (3) lots.

The Property is in Character Area 4 of the GP (see *Figure 12- GP Character Area Map*). While the GP does not provide any detail about the qualities of Character Area 4, it will be developed in a character complementary to the character of existing surrounding development of large single-family homes.

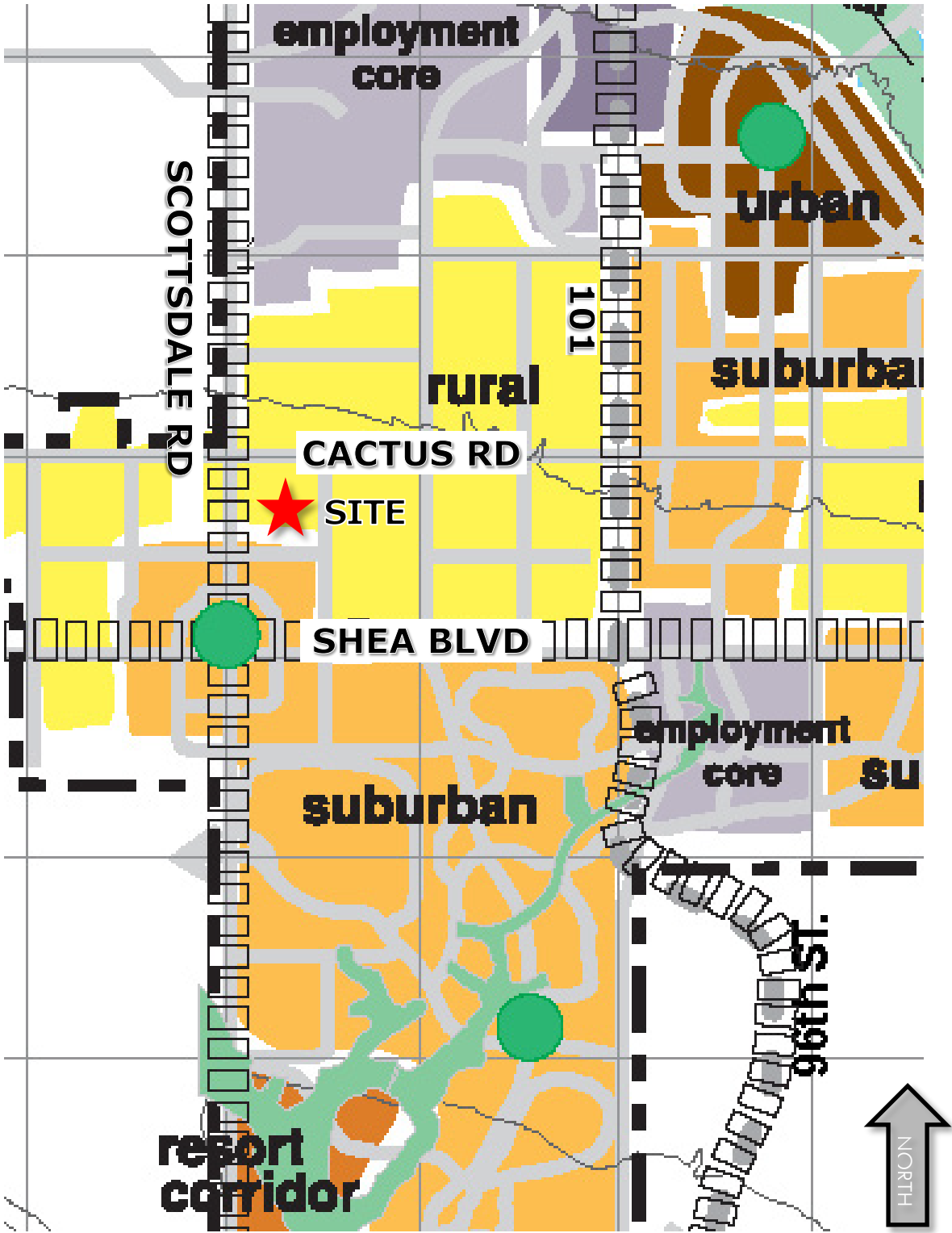


Figure 11 – GP Character Types Map

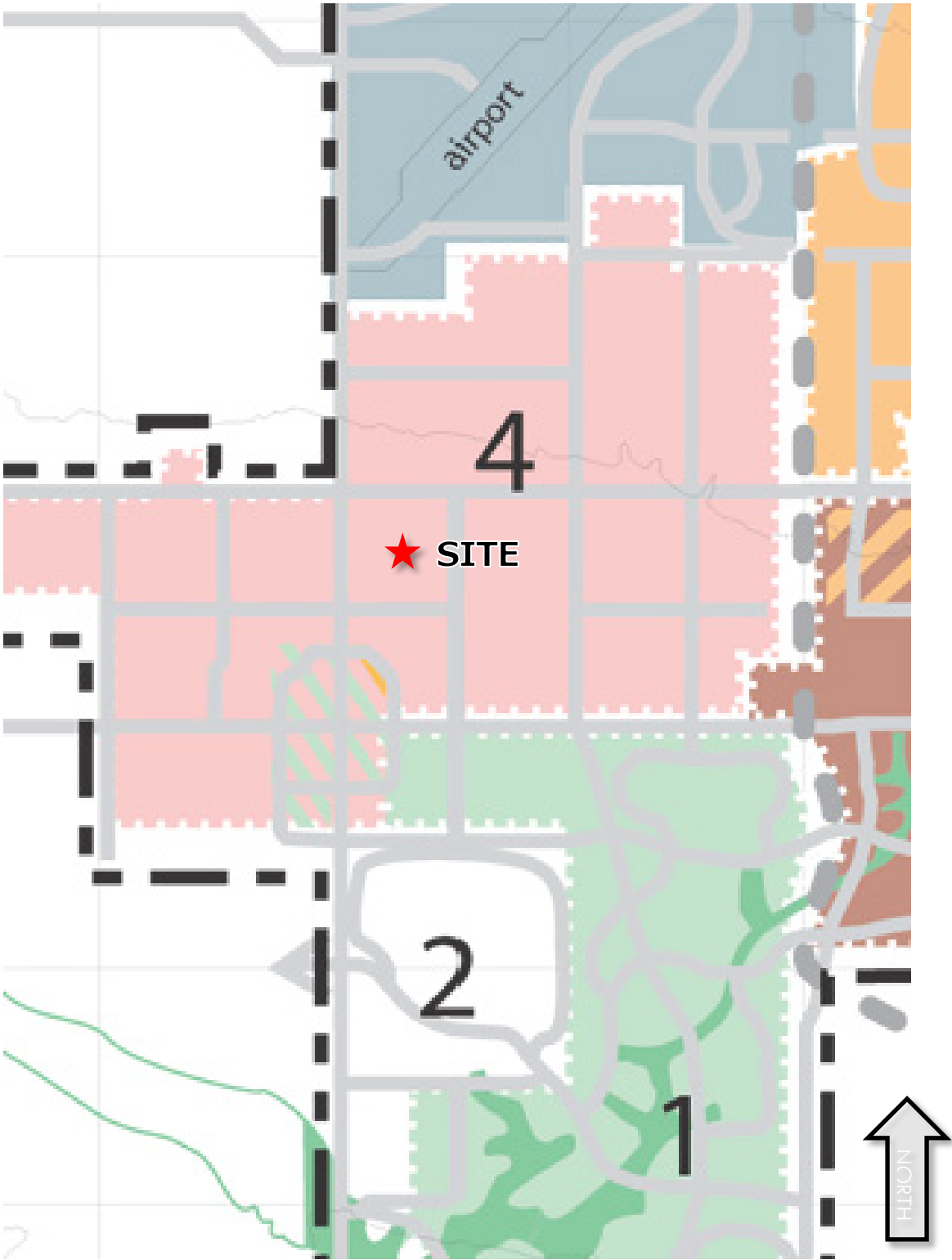


Figure 12- GP Character Area Map

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
 - *Scottsdale as a southwestern desert community*

The proposed development plan fully embraces the lifestyle available in the desert southwest, gracious single family, single-level homes, conveniently located near the many amenities available in the city. Architectural styles and native character landscape planting will reinforce local ties to the desert community.

- *Relationships to surrounding land forms, land uses and transportation corridors*

The Property sits in the lowlands of the valley between Indian Bend Wash (3 miles southwest) and the McDowell Mountains (5 miles northeast). The surrounding area is fairly flat with occasional views of the distant mountains.

The neighborhood was originally developed as single family homes in the late 1960s, early 1970s and has no significant washes running through it. Over time, the pockets of development have been built out in a primarily grid-like form connecting to major transportation corridors in the area which then connect to neighborhood and regional shopping, dining, religious, educational, and employment opportunities.

This Property is located within convenient walking and biking distance to major employment, recreation and shopping areas. Less than one mile to the south are the Paradise Valley Plaza, Shea Scottsdale East Shopping Center, Sundown Plaza and the Agua Caliente Professional Center. One mile north begins the regional commercial and industrial employment area surrounding the Scottsdale Airport, the primary source of employment in the area.

Valley Metro's Bus Route 72 runs north/south along Scottsdale Road and a bus stop is less than a 5-minute walk from the Property. A park and ride facility is located just over a mile north of the Property. A designated bicycle route is located east of the Property along 74th Place.

Scottsdale Road is 600 feet from the western edge of the Property. A quarter mile north of the Property is Cactus Road and Shea Boulevard is located to the south. These transportation corridors provide convenient access to the 101 freeway less than two (2) miles to the east.

- *Contributions to city wide linkages of open space and activity zones.*

While the Property is not directly connected to the City's open spaces (see *Figure 13 – GP Open Space Map*), the development of this neighborhood will include dedicated open space in the form of a neighborhood park.

- *Physical scale relating to the human perception at different points of experience.*

The residential, single-family nature of development will ensure that the physical scale will relate to the human perception, as single-level homes will be in context with the Rural character and surrounding neighborhood character. While some of the homes will be large, their height will be limited so that the massing of the home remains low. This development style along with the native character landscape will work to preserve a physical scale relating to the human perception.

- *Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*

There are no public settings adjacent to or impacted by the density or height of the proposed development on the Property. Adjacent residential properties to the east and south are buffered by rear yard setbacks consistent with the adjacent zoning district. Neighborhood lighting will be minimized to respect the neighborhood and the desert setting.

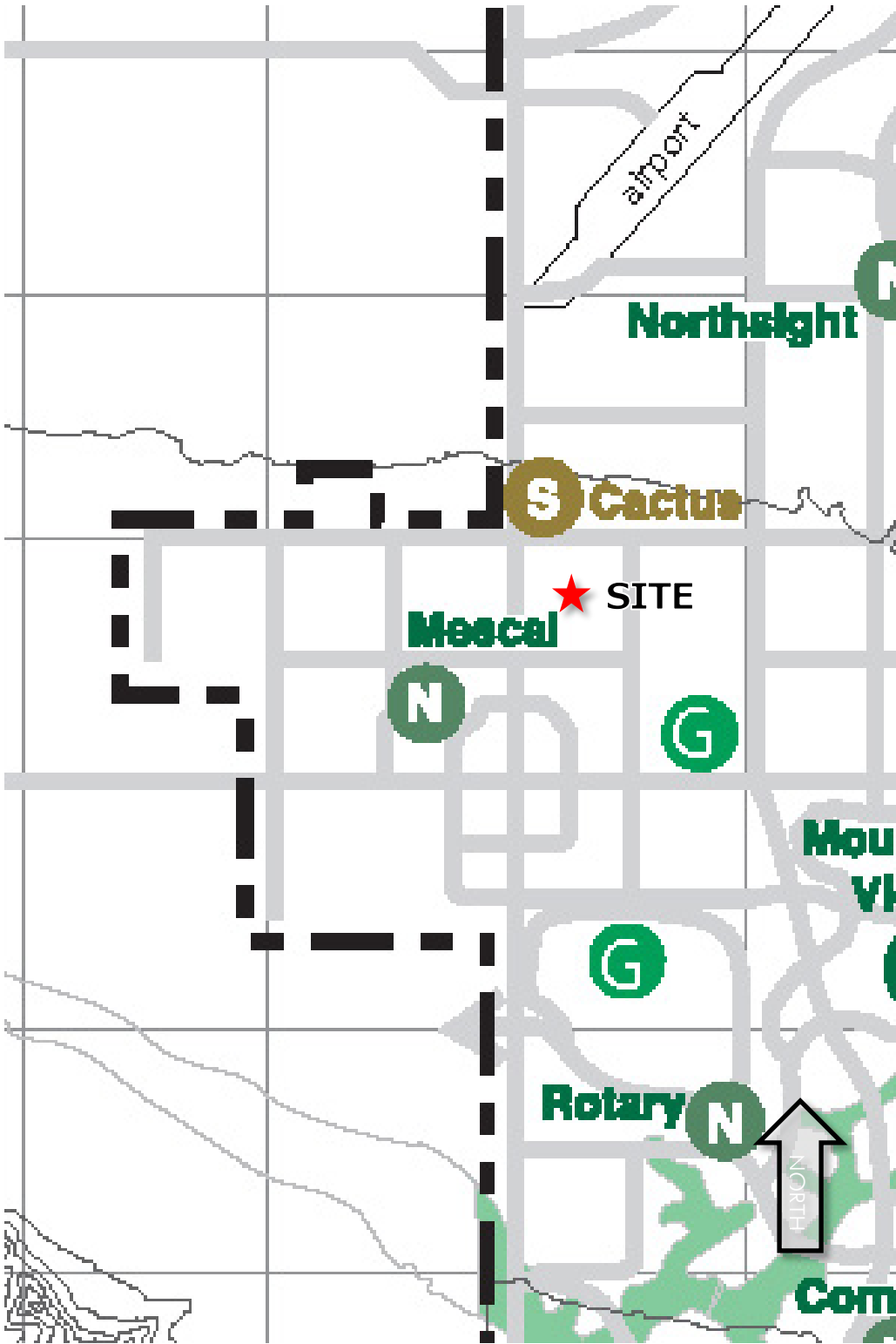


Figure 13 – GP Open Space Map

- *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*

While this will be a secluded residential enclave, it will enrich the lives of Scottsdale citizens. The Property will be developed at a density and in patterns very comparable to the surrounding neighborhoods to ensure compatibility.

The proposed development will provide attractive native and enhanced native character landscape consistent with that established by the surrounding neighborhoods. This includes front yard landscapes along Jenan Drive as well as a large neighborhood park with turf for active recreational use. This open space tract is also an oversized basin to achieve stormwater storage volumes that will provide much needed mitigation to reduce, and in many events, eliminate water backing up and ponding against the existing neighbor walls in the southeast corner of the Property.

- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

The surrounding development pattern is notably grid like with existing rural and suburban style single family homes. The proposed development will be similar to this existing pattern and will complement the street character and aesthetics of the existing neighborhood fabric. The Property is located within convenient walking and biking distance to major employment, recreation and shopping areas and with ready access to a Valley Metro Bus Route. Yet, the immediate neighborhood and adjacent neighbors are rural and suburban single-family homes with large, predominately desert planted landscaped front yards.

The proposed development is responsive to the environment, site conditions and character of the area. The plan for the Property preserves this existing character with single-level homes and provides front yard landscape along Jenan Drive consistent with the existing front yards of adjoining properties.

Furthermore, the development will enhance the livability, safety and needs of the community by providing an oversized basin to help mitigate off-site stormwater flows that impact the Property and neighboring properties. The basin will serve a dual purpose enhancing the rural landscape character while providing an area for active recreation available for use by future residents of The Enclave and surrounding neighbors.

- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:*

Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger

vacant tracts should be sensitive to topography, vegetation and natural drainage area.

The Property is designated Rural on the GP Character Types Map and will be developed consistent with this designation. The proposed neighborhood aligns with the Rural Character Type in that the relatively low-density development will preserve the rural character. The Property will be developed as an enclave of single-story single-family homes. In this area of the city, enclosed private yards are common. The homes will be built in desert appropriate architectural styles with appropriate scale and variable massing to embody the Rural Character Type.

The common area landscape will preserve and strengthen the neighborhood landscape character already found along Jenan Drive while incorporating native and enhanced native low-water use desert plant material. A complementary plant palette will be used for front yards and open space areas. Open space will be placed in common tracts ensuring community maintenance of the landscape.

In addition to strengthening the natural character landscape, the large open space tract is designed as a neighborhood park with turf for active recreational use. The park will also mitigate off-site stormwater flows that currently get trapped within the Property. The incremental development of adjacent neighborhoods and properties has resulted in walls enclosing the property on all sides, except Jenan Drive. The enclosing walls prevent approximately ten (10) acres of offsite stormwater flows from exiting the Property at the historic low point near the southeast corner.

To maintain the character of Jenan Drive and blend in with adjacent larger lots, a minimum forty (40) foot front yard will be provided on lots fronting Jenan Drive. While walls are discouraged in this character district, existing walls enclose the property along all sides and along the rear.

A combination of retaining walls and privacy walls will enclose three (3) sides of the stormwater basin located in the southeast corner of the Property. The retaining walls are

functional providing greater basin volumes to mitigate the off-site flows that have been prevented from passing through the Property. Planting density around the perimeter of the basin is increased to help screen the walls. As the desert landscape and trees planted within the basin mature the surrounding walls will be further screened from view from within the neighborhood. Turf within the bottom of the basin will provide an area for unprogrammed active recreation. The turf also helps to absorb water when within the basin.

2. The requested change in zoning will make it possible to include improvements to alleviate under-designed and under-performing infrastructure providing for safer circulation along Jenan Drive as well as mitigate off-site stormwater flows impacting the Property and neighboring properties. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)

The proposed zoning change will permit development of the Property as ten (10) single-family homesites. The homes will have a contemporary desert southwest character similar to an award-winning single-family residential community recently built by the Developer in the northern portion of the city.

- *Continue the development review process. The Development Review Board currently reviews all proposed new and revitalized development, other than single-family residential, in terms of appropriate contextual character, quality of design, and site planning.*

While the DRB does not review single-family residential development, the requested change in zoning designation will allow the Property to develop in a form appropriate to the surrounding context (large single-family homes). The change will not alter the quality of the

design or negatively affect site planning. The proposed development plan will complement the site planning of the adjacent parcels and add a landscape character along Jenan Drive.

- *Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.*

The proposed neighborhood enclave will include high-quality homes in an attractive area of the City sought after by business owners and leaders that may be working in the nearby business districts and employment zones. The desert appropriate architectural style homes and desert character neighborhood landscape coupled with single-level homes will provide for an attractive environment that will complement the existing character of the surrounding community.

- *Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*

While there are no significant natural washes on the Property, the site slopes nominally from the northeast toward the southwest. As pockets of neighborhoods and homesites surrounding the Property developed over time, the incremental improvements resulted in under-designed and under-improved infrastructure. The Property and neighboring properties are negatively impacted by off-site stormwater flows that collect in the southeast corner of the site. The proposed plan includes an oversized basin in the low point of the Property to help mitigate off-site stormwater flow and the impact to adjacent properties. The perimeter of the basin will include native and enhanced native character plant material while the bottom will include turf to absorb stormwater and provide for unprogrammed active recreational use.

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design. Streetscape design plays a major role in setting a standard of quality and innovation for other design issues.

Per the GP there are no major roadways adjacent to the Property (see *Figure 14 – GP Mobility Systems Map*). Jenan Drive is a local street that connects with Scottsdale Road which is part of the Regional System. The Property is located on the south side of Jenan Drive between Scottsdale Road and 74th Place. This segment of Jenan Drive is currently paved with asphalt and curb at Scottsdale Road and 74th Place, but without curbs for approximately 850 feet on the south side and 1,050 feet on the north side.

- *Ensure compatibility with the natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.*

Per the GP Streetscape Map, the Property is located in the Transitional Streetscape designation (see *Figure 15 – GP Streetscape Map*). The Property is accessed from Jenan Drive and, as appropriate in a Transitional Streetscape, a landscaped streetscape zone will be located in a common tract. Tracts, and planting within the tracts, will complement the character and scale of the existing desert character streetscape.



Figure 14 – GP Mobility Systems Map



Figure 15 – GP Streetscape Map

- *Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.*

Jenan Drive is a local level road without a Scenic Corridor designation and with minimal views to the northwest McDowell Mountains. The development of the property with proposed single-level massing will minimize any encroachments of possible neighboring view sheds.

- *Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes. Each of these designated roadways have individual design guideline policies.*

Per the GP, Buffered Roadways are usually minor arterials or major collectors and the Desert Scenic Roadways designation does not apply to Jenan Drive.

- *Keep street lighting to a minimum in low-density areas, rural areas, and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.*

The Property is on the edge of the rural/suburban neighborhood. The entrance to the Property will be enhanced with landscape. The lighting locations within the Property will be limited and located as required to adhere to City codes.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

A front yard streetscape along Jenan Drive with native and enhanced native plant material will complement the rural landscape character of the existing neighborhood. The minimum depth of the front yard setback on lots facing Jenan Drive will match that of the yards of the adjacent properties. The landscaping along Jenan Drive will be private on-lot while the neighborhood open spaces within the Property will be located within common tracts that will be included in an HOA maintenance program.

The largest community open space will be a neighborhood park and stormwater basin located at the low point of the Property; at the southeast corner. The basin is sized to capture both on-site and off-site stormwater. Around the perimeter of the neighborhood park will be desert appropriate low water use groundcovers, shrubs and canopy trees. When mature, the plant material will screen existing perimeter walls reinforcing the impact that landscape has on the character of the neighborhood. Turf will be located in the bottom of the basin to provide an area for unprogrammed active recreation.

Water conservation and resource efficiency are essential to living in the desert. The Enclave's landscape palette will celebrate the beauty of a desert setting while realizing the benefits of drought tolerance and significantly reduced water use. A plant palette with native character species will allow for water-wise open spaces without sacrificing beauty and a feeling of natural abundance. Because the landscape areas are designed to also serve as stormwater management areas, the basin will periodically fill with stormwater, providing deep rainwater penetration into the root zone of the native character trees and turf areas.

LAND USE ELEMENT

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

Within the area, pockets of development have incrementally come together to create the urban and rural fabric that exists today. Over time, the area has been built out in a primarily grid-like form. Less than one mile to the south and southwest are the Paradise Valley Plaza, Shea Scottsdale East Shopping Center, Sundown Plaza and the Agua Caliente Professional Center. One mile north begins the regional commercial and industrial employment area surrounding the Scottsdale Airport, the primary source of employment in the area and one of three major employment centers across the region. The Property is surrounded by rural and suburban character development of single-family detached homes. While this proposed residential enclave is near the very busy traffic on Scottsdale Road, it has been designed to be compatible with the less intense activity of the surrounding neighborhoods.

- ***Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.***

The character of the surrounding neighborhood and adjacent neighbors are rural and suburban single-family homes with large, predominately desert landscaped yards. The Property will be developed to preserve and enhance the existing character with single-level homes with desert appropriate architectural styles. Front yard landscape along Jenan Drive, and perimeter setbacks consistent with adjacent zoning development standards, ensure the residential land uses transition between the neighborhoods of compatible density and form.

- *Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.*

The Property is surrounded by existing development and City services are already provided to the area.

- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.*

This application includes a request to rezone of the Property from R1-35 to R1-18 PRD. The proposed development of ten (10) homesites, aligns with the intent of the R1-18 zoning district while remaining consistent with the GP Goals and Approaches of Suburban Neighborhood land use designation. This change in zoning will allow the development of the Property in a manner harmonious with the adjacent neighbors, embraces a predominately native desert vegetation character, and will mitigate existing under-designed and non-existent infrastructure. This request supports the General Plan Goals and Approaches as outlined in the GP.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

A designated bike route along 74th Place is located approximately 250 feet from the Property. This route provides convenient bicycle access to neighborhood amenities and regional employment centers including the Scottsdale Airport. The Airport is only 1.5 miles north of the Property and less than a 15-minute commute for a cyclist. Additionally, there is a bus stop on Scottsdale Road within a 5-minute walk of the Property. The proposed change in zoning land use designation will permit the development of the property consistent with a majority of the neighborhoods surrounding the Property and is ideal for residential redevelopment with

proximity to employment, City amenities and community-oriented retail, dining and entertainment.

- *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

The proposed change in zoning would permit the Property to develop in a pattern compatible with the existing neighborhood fabric. The Property is located less than a mile north of a regional neighborhood center. As such, within close proximity of the site (short automobile trip), much of the daily needs of life can be met. Regular bus service is a five (5) minute walk from the Property along Scottsdale Road. A designated bicycle route is located at the end of Jenan Drive along 74th Place. This route provides convenient access to nearby shopping and employment. The requested change in zoning would not change demand for such services.

- *Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*

The Property is located less than a mile north of a regional neighborhood center. A designated bicycle route is located at the end of Jenan Drive along 74th Place. This route provides convenient access to nearby shopping and employment. The requested change in zoning would not change demand for such services. Sidewalks along Scottsdale Road provided pedestrian connectivity to nearby bus stops and Cactus Park. Neighborhood shopping, dining and employment destinations are a 15 to 20-minute walk from the Property.

- *Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*

Connections from the proposed residential enclave to the neighborhood centers north and south of the Property are made via Scottsdale Road. Within the proposed neighborhood, pedestrians and cyclists may use the roadway system. The public street will connect to Jenan Drive which then connects to a designated bike route along 74th Place. The airport and

surrounding employment is only 1.5 miles north of the Property; less than a 15-minute commute for a cyclist. Additionally, there is a bus stop on Scottsdale Road within a 5-minute walk of the Property. The proposed change in zoning land use designation will permit the development of the Property consistent with a majority of the neighborhoods surrounding the Property and is ideal for residential redevelopment with proximity to employment, City amenities and community-oriented retail, dining and entertainment.

- *Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.*

Regular bus service is available within a 5-minute walk along Scottsdale Road. The proposed change to zoning, proposed site plan and Suburban Neighborhoods Land Use designation is appropriate to the transportation services available in the area.

- *Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.*

The proposed development of the Property will include a neighborhood park that includes an oversized stormwater basin to help mitigate off-site stormwater flows. A public roadway will provide access to the park. Given the limited number of lots, singular point of access and desire to maintain the aesthetic values consistent with the Rural/Rural Desert Character Type, pedestrian links are provided on the neighborhood street that serves seven (7) homesites.

- *Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation*

This project is supportive of Scottsdale's goal of locating the highest intensities in areas conducive to alternative modes of transportation. The Property is located within close proximity to a designated bike route along 74th Place. Major employment, recreation and shopping are conveniently accessible by walking and biking. Bus service is available along Scottsdale Road and can be accessed via a short 5-minute walk. The proximity to nearby

shopping, dining, employment, recreation and ability to easily access these uses via alternative modes of transportation is conducive to the request to change the zoning.

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

The character of the surrounding neighborhood and adjacent neighbors are rural and suburban single-family homes with large, predominately desert landscaped yards. The Property will be developed to sensitively integrate with the existing character of adjacent residential land uses. Single-level homes will be built with desert appropriate architectural styles. Front yard landscape along Jenan Drive, and perimeter setbacks consistent with adjacent zoning development standards ensure the residential land uses transition between neighborhoods of compatible density and form.

- ***Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.***

The neighborhood was originally developed as single family equestrian homesites. While there are no significant natural washes on the Property, the site slopes nominally from the northeast toward the southwest. As pockets of neighborhoods and homesites surrounding the Property developed over time, the incremental improvements resulted in under-designed and under-improved infrastructure. The Property and neighboring properties are negatively impacted by off-site stormwater flows that collect in the southeast corner of the site.

- *Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.*

The character of the surrounding neighborhood and adjacent neighbors are rural and suburban single-family homes with large, predominately desert landscaped yards. The Property will be developed to sensitively integrate with the existing character adjacent residential land uses. Single-level homes will be built with desert appropriate architectural styles. Front yard landscape along Jenan Drive, and perimeter setbacks consistent with adjacent zoning development standards ensure the residential land uses transition between neighborhoods of compatible density and form. The landscape palette will include plant material consistent with rural appeal along Jenan Drive.

- *Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.*

The Property is located within close proximity to Scottsdale Road, a significant regional transportation corridor in the City. Less than one mile to the south and southwest are the Paradise Valley Plaza, Shea Scottsdale East Shopping Center, Sundown Plaza and the Agua Caliente Professional Center. One mile north begins the regional commercial and industrial employment area surrounding the Scottsdale Airport, the primary source of employment in the area. Cactus Road to the north and Shea Boulevard to the south provide convenient access to the 101 freeway less than 2 miles east. Valley Metro's Bus Route 72 provides transit service along Scottsdale Road and a bus stop is less than a 5-minute walk from the Property. A designated bicycle route is located along 74th Place, just east of the Property. The Property is located in a flatter portion of the city and does not have any environmentally sensitive land area. The request to rezone supports the proposed land use located near major transportation networks in the Airpark area.

- *Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.*

The Property, located less than a mile from a major neighborhood center and just over a mile from the Scottsdale Airport, will be developed to support the existing centers. These affluent residential homes, in keeping with the existing neighborhood's character, will add to the commercial viability of the dining, entertainment, grocery and business uses. No additional civic amenities will be specifically provided on the Property for these ten (10) homes, however a neighborhood park that also helps to mitigate off-site stormwater flows will be available for use by future residents and neighbors.

- *Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.*

The neighborhood was originally developed as single family equestrian homesites. While there are no significant natural washes on the Property, the site slopes nominally from the northeast toward the southwest. As pockets of neighborhoods and homesites surrounding the Property developed over time, the incremental improvements resulted in under-designed and under-improved infrastructure. The Property and neighboring properties are negatively impacted by off-site stormwater flows that collect in the southeast corner of the site. Stormwater from Jenan Drive will be collected and piped through stormdrain to a neighborhood park and basin. The drainage network will help mitigate, and in many events, eliminate stormwater flows from backing up and ponding against the existing neighbor walls.

The largest community open space will be a neighborhood park and stormwater basin located at the low point of the Property. The basin is sized to capture both on-site and off-site stormwater. Around the perimeter of the neighborhood park will be desert appropriate low water use groundcovers, shrubs and canopy trees. When mature, the plant material will screen existing perimeter walls reinforcing the impact that landscape has on the character of

the neighborhood. Turf will be located in the bottom of the basin to provide an area for unprogrammed active recreation.

8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

The proposed development will create an intimate enclave of ten (10) homesites. This small cul-de-sac neighborhood makes it is easy to know all of your neighbors. The short segments of the cul-de-sac roadway naturally slows traffic that is primarily homeowners. The quiet street promotes front of home activity where neighbors can meet and socialize while watching the kids ride a bike, play catch, or run around with the family pet. Future residents will also likely socialize with the surrounding neighborhoods at the Paradise Valley Plaza, Shea Scottsdale East Shopping Center, Sundown Plaza; building community through events and interaction at these existing neighborhood centers.

- *Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*

Connections from the proposed residential enclave to the neighborhood centers north and south of the Property are made via Scottsdale Road. Within the proposed neighborhood, pedestrians and cyclists will use the roadway system. The private streets will link to Jenan Drive which then connects to a designated bike route along 74th Place. The Airport is only 1.5 miles north of the Property and less than a 15-minute commute for a cyclist. Additionally, there is a bus stop on Scottsdale Road within a 5-minute walk of the Property. The proposed change in zoning land use designation will permit the development of the property consistent with a majority of the neighborhoods surrounding the Property and is ideal for residential redevelopment with proximity to employment, City amenities and community-oriented retail, dining and entertainment.

- *Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character*

The proposed change in zoning and site plan will permit the development of the site consistent with the GP and surrounding uses reinforcing the character of the area. This will be accomplished by: front yard landscape along Jenan Drive, perimeter setbacks consistent with adjacent zoning development standards, residential land uses transitions between neighborhoods of compatible density and form, and homes with desert appropriate architectural style designed to preserve and enhance the single-level character found within the area.

ECONOMIC VITALITY ELEMENT

3. Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

The proposed change to zoning will permit the development of a high-end enclave of homes. These homes will be designed to attract higher net worth families, executives and retirees who will likely support the entertainment, dining and grocery businesses of the existing neighborhood and regional commercial centers. Also being ideally suited to executives, the proposed development is positioned to assist with relocating new businesses to the nearby Loop 101/Scottsdale Airpark employment center.

- *Nurture and support established businesses as well as new businesses.*

The proposed development will create an enclave of homes designed to attract higher net worth families, executives and retirees. These homeowners will very likely support the existing entertainment, dining and grocery businesses of the nearby neighborhood commercial centers - Paradise Valley Plaza, Shea Scottsdale East Shopping Center, Sundown Plaza, as well as the employment center surrounding the Scottsdale Airport.

- *Develop existing and attract new high value/low impact businesses.*

The proposed development is designed to be ideally suited to executives (among others) by providing privacy, and exclusivity in a convenient central location, close to many amenities. By providing attractive places for executives to live, these enclaves assist in enticing business owners and c-suite executives to relocate their business to the nearby Loop 101/Scottsdale Airport employment center.

NEIGHBORHOODS ELEMENT

4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

The proposed change to zoning will allow the development of the Property in a manner consistent with the character of the surrounding neighborhoods. The enclave of homes will, through architecture, landscape and streetscape, be comparable to the surrounding neighborhoods, preserving the fabric of the character that has been created in the area with generously sized single-level homes of similar architectural massing as adjacent homes. The Enclave will connect to Jenan Drive with direct access to Scottsdale Road.

- *Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods.*

The requested change in zoning will allow the development of this infill site to be context appropriate to the surrounding existing neighborhoods. The proposed development will be at a density similar to the existing surrounding neighborhoods to the north near Cactus Park and adjacent to the south. Front yard landscape along Jenan Drive and open space designed to mitigate offsite stormwater flows are context appropriate with the surrounding neighborhoods.

- *Improve and maintain the current landscape, sign, and design standards throughout the community*

The proposed neighborhood is designed to maintain and improve the current landscape, sign and design standards. Along Jenan Drive, front yard landscaping with desert appropriate accents will be used. Landscaping throughout the proposed enclave of homes will embrace the low-water use, drought tolerant desert character plant material. Furthermore, the development will enhance the livability and safety of Jenan Drive by making infrastructure improvements to the south side of the road, including finishing the curb, which will help manage off-site stormwater flow.

5. Promote and encourage context-appropriate new development in established areas of the community.

Neighborhoods west and north of the Property are currently designated Rural Neighborhoods in GP (see *Figure 10 – General Plan Conceptual Land Use*). The neighborhoods to the south, within walking distance to retail, dining and entertainment core near Scottsdale Road and Shea Boulevard, while partially designated Rural Neighborhood and Suburban Neighborhoods in the GP, have already been developed in a manner and density in line with the Suburban Neighborhood designation. Neighborhoods north of the Property, in walking

distance to the Cactus Park, have been developed in a manner consistent with the Suburban Neighborhood designation.

- *Encourage new development efforts toward existing developed areas in Scottsdale.*

The proposed new development effort is within an existing developed area of the City. Roadway and drainage infrastructure in this particular area are under-improved. The new development proposed herein would help mitigate off-site stormwater flows impacting the Property and neighboring properties. The Property is surrounded by existing development. Immediately surrounding the Property are residential properties. West of the Property, at the intersection of Scottsdale Road and Jenan Drive, is a church and preschool. Within one mile of the Property are a variety of local and regional shopping, dining, entertainment, office and recreational uses. This includes, to name a few, Shea and Scottsdale Center, Sundown Plaza, Scottsdale Norte, Paradiso, Mescal Medical Park, the Jewish Community Center Campus and Cactus Park. Infrastructure to support the development of this property is already in place and additional off-site infrastructure improvements are proposed to mitigate existing under-improved infrastructure. The development of this infill site fits with the City's goal to encourage new development in existing developed areas.

- *Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.*

Infrastructure to support the development of the Property as proposed is already in existence. Development of the Property will utilize the existing infrastructure and only require minor modifications to connect to the system. The proposed development of the Property will include the following modifications to utilize the existing infrastructure:

- *Installation of improvement beyond the typical half-street improvements adjacent to the property boundary including curbing along the south side of Jenan Drive*
- *Stormwater management system to mitigate off-site flows impacting the Property and neighboring properties*

- *Creating a common open space tract within the Property to store both onsite and offsite stormwater flows*
- *Promote existing developed areas of the community as opportune economic development infill sites.*

While the Property has little to no potential for commercial development, the proposed homes will attract affluent owners that will support and encourage additional economic growth in the nearby 101 Loop/Scottsdale Airpark region.

- *Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.*

Both the homes and the neighborhood will be partially designed and developed with “green”, sustainable and site sensitive techniques. Within The Enclave, open space is within walking distance of every home and the landscape palette will incorporate drought tolerant species. The proposed development will have direct access to surrounding retail, employment, education and recreation facilities via a short drive, bike ride, or walk. Home designs will encourage the incorporation of energy efficient appliances, lighting and low-water use fixtures.

OPEN SPACE AND RECREATION ELEMENT

- 1. Protect and improve the quality of Scottsdale’s natural and urban environments as defined in the quality and quantity of its open spaces.***

The proposed development of the Property serves to advance Scottsdale’s goal of protecting and improving the quality of its natural and urban environments. Water conservation and

resource efficiency are essential to living in the desert. The Enclave's landscape palette will be a celebration of the beauty of a desert setting while reaping the benefits of significantly reduced water use and drought tolerance. A native plant palette will allow for water-wise open spaces without sacrificing beauty and a feeling of natural abundance. The largest community open space will be located to the southeast of the Property. The neighborhood park and basin is sized to capture both onsite and offsite stormwater flow. Around the perimeter of the neighborhood park will be desert appropriate low water use groundcovers, shrubs and canopy trees. When mature, the plant material will screen existing perimeter walls, reinforcing the impact that landscape has on the character of the neighborhood. Turf will be located in the bottom of the basin to provide an area for unprogrammed active recreation.

- *Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.*

While the Property is not adjacent to the McDowell Sonoran Preserve, it is approximately 5 miles away and there are occasional views to the mountains from within the neighborhood. These views are protected by single-level home designs, similar in height to adjacent neighborhood homes.

- *Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.*

The proposed enclave of homes is within an established neighborhood with ready access to the designated bike route along North 74th Place.

- *Provide access areas of sufficient size and with adequate facilities for public use and open space system access.*

While the Property is not at an appropriate location for a major public park or trailhead, the proposed development will include an active open space amenity that also serves to help

mitigate offsite stormwater flows. The open space amenity is accessible to the adjacent neighborhoods via a public roadway.

- *Develop a non-paved public trail system for hiking, mountain biking, and horseback riding and link these trails with other city and regional trails.*

The Property is not at an appropriate location for a major public park or trailhead, as it is walled in and surrounded by a suburban development pattern.

- *Designate viewsheds and consider them when approving development.*

The proposed development will protect viewsheds by constructing only single-level homes of similar height to existing homes within surrounding neighborhoods.

- *Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.*

The proposed residential development is designed to have a complementary scale and character of desert appropriate landscape and architectural style of homes along Jenan Drive and in the surrounding neighborhood. Within the Property, off of Jenan Drive, homesites allow for full-sized backyards. With the proposed amended development standards, a home of similar scale and proportion can be accommodated, raising home values across the neighborhood. Additionally, open space areas planted with desert appropriate landscape will be preserved in a common tract ensuring future HOA maintenance. A neighborhood park will include an over-sized stormwater basin that will help mitigate offsite stormwater flows currently impacting the Property and neighboring properties.

- *Relate the character of open spaces to the uses and character of different areas of the city.*

The Property is within a neighborhood of both Rural and Suburban Characters by the GP's Character Type Map (see *Figure 11 – GP Character Types Map*). The character of the adjacent neighborhoods is that of ranch style homes typical of the 1960s and 1970s and of suburban developments to the south in the 1990s. These homes will be designed and built with desert appropriate architectural styles. Private on-lot and common area landscape within the perimeter setback will buffer The Enclave from adjacent residential neighborhoods.

- *Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*

The proposed development of the Property is designed to preserve and integrate visual connections to the McDowell Mountains where possible with single-level homes.

- *Evaluate open space design with these primary determinants: aesthetics, public safety, maintenance needs, water consumption, drainage considerations, and multi-use and desert preservation.*

Aesthetics: The open space in the proposed development of the Property will include desert character passive open space tracts as well as a neighborhood park for unprogrammed active recreational use. The landscape palette will be a celebration of the beauty of a desert setting while reaping the benefits of significantly reduced water use and drought tolerance. A plant palette heavily influenced with native and drought tolerant material will allow for water-wise open spaces. Turf is proposed within the bottom of the neighborhood park to support active play and enhance stormwater absorption.

Public Safety: The open space and related roadway improvements will work together to mitigate offsite drainage crossing the Property. The open space is designed for passive use around the perimeter and active use within the middle. The basin will capture both on-site and off-site stormwater. The open spaces will have natural surveillance from adjacent residential properties.

Maintenance Needs: Maintenance of the open space in common area tracts of the proposed development will be addressed by the homeowners association. Open space areas will include desert character landscapes and will require periodic maintenance. As the open space serves a dual purpose for retention, the functionality of the drainage system will also be maintained by the HOA as necessary.

Water Consumption: The open space tracts in the proposed development of the Property will be landscaped with a plant palette heavily influenced with native and drought tolerant material that will result in water-wise open spaces. Turf is proposed in the neighborhood park to encourage active recreation and stormwater absorption.

Drainage Considerations: The requested change in zoning will make it possible to include improvements to alleviate under-designed and under-developed infrastructure to improve safe circulation along Jenan Drive as well as mitigate off-site stormwater flows impacting the Property and neighboring properties.

Multi-use: The neighborhood park in the proposed development of the Property will include both passive and active open spaces. The park will provide for visual enjoyment of native character landscape, a place for wildlife, and the turf will encourage active recreational use.

Desert Preservation: There are no native desert conditions as this is a proposed infill development within an existing neighborhood.

- *Protect the visual quality of open space, unique city characteristics, and community landmarks.*

The visual quality of open space will be protected by a common area tract that will be maintained by the HOA. The open space tracts are in locations that will benefit both future residents in The Enclave and neighboring residents by providing a maintained open space buffer between properties.

- *Preserve scenic views and vistas of mountains, natural features, and rural landmarks.*

The proposed development of the Property is designed to preserve and integrate visual connections to the McDowell Mountains where possible with single-level homes.

- *Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.*

There are no native desert conditions as this is a proposed infill development within an existing neighborhood. The surrounding neighborhoods are designated Rural and Suburban in Character by the GP's Character Type Map (see *Figure 11 – GP Character Types Map*). Open space forms and character similar to the surrounding existing development are both responsive to local conditions. This character is dominated by suburban desert landscapes. Community open spaces will be comprised of native and enhanced native character plant material. A neighborhood park will include turf. The turf area will be an amenity for future and surrounding residents.

- *Permanently secure an interconnected open space system to maintain visual and functional linkages between major city open spaces. This system should include significant Scottsdale landmarks, major drainage courses, regional linkages and utility corridors.*

There are no existing open spaces on the Property as this is a proposed infill development within an existing residential neighborhood. The proposed development of the Property is designed to preserve and integrate visual connections to the McDowell Mountains where possible with single-level homes.

- *Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:*
 - *There is a need for a landscaped buffer between streets and adjacent land uses.*
 - *An enhanced streetscape appearance is desired.*
 - *Views to mountains and natural or man-made features will be enhanced.*

The proposed development of the Property is designed to preserve and integrate visual connections to the McDowell Mountains where possible with single-level homes.

Buffer: The visual quality of open space will be protected by a common area tract that will be maintained by the HOA. The open space tracts are in a location that benefits both future residents in The Enclave and neighboring residents by providing a maintained open space buffer between properties.

Appearance: Water conservation and resource efficiency are essential to living in the desert. The Enclave's landscape palette will be a celebration of the beauty of a desert setting while reaping the benefits of significantly reduced water use and drought tolerance. A native plant palette with limited use of turf in active spaces will allow for water-wise open spaces without sacrificing beauty and a feeling of natural abundance.

- *Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.*

Per the GP, Buffered Roadways are usually minor arterials or major collectors. Vehicular access to homes within the Property will be from Jenan Drive, a local residential street and not a Buffered Roadway.

- *Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas*

This Property does not have an ESLO district, Buffered Roadway or Scenic Corridor overlay.

- *Apply up to a 100 foot scenic buffer along streets within and adjacent to the Recommended Study Boundary of the McDowell Sonoran Preserve on undeveloped (as of 10-04-2005) properties of 25 acres or larger.*

The Property is less than twenty-five (25) acres, however a minimum forty (40) foot front yard landscape will be provided along Jenan Drive complementing the rural character of the streetscape.

- *Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.*

Natural Environment:

The proposed project design will be influenced by water conservation and resource efficiency within the desert. The landscape palette will celebrate the beauty of the desert while realizing

the benefits drought tolerance and reduced use of water. Turf within the neighborhood park will be limited to active use areas.

People's Needs:

The Property is located in close proximity to basic elements of a balanced neighborhood. To the south, within one mile, is Paradise Valley Plaza, Shea Scottsdale East Shopping Center, Sundown Plaza and the Agua Caliente Professional Center. Also, one-mile north is a regional commercial and industrial employment area surrounding the Scottsdale Airport. Religious, educational and recreation uses are located along Scottsdale Road.

Site Conditions:

The neighborhood was originally developed as single family equestrian homesites. While there are no significant natural washes on the Property, the site slopes nominally from the northeast toward the southwest. As pockets of neighborhoods and homesites surrounding the Property developed over time, the incremental improvements resulted in under-designed and under-improved infrastructure. The Property and neighboring properties are negatively impacted by off-site stormwater flows that collect in the southeast corner of the site. The installation of curbing along the entire length of the south side of Jenan Drive and an oversized basin within the Property will help mitigate, and in many events, eliminate stormwater flows from backing up and accumulating against the existing neighbor walls.

Indigenous Architectural Approaches:

- *Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.*

The Developer has worked on projects within Scottsdale that embrace the indoor/outdoor living spaces of the Sonoran Desert. Within the Property, views of the McDowell Mountains will be minimal. Homes will be built in desert appropriate architectural styles with

appropriately scaled variable massing embodying the rural character and complementing the existing neighborhood fabric.

2. Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.

The Property contains several open space areas, with the largest open space being a neighborhood park amenity available to the neighboring communities via public roadway. This is an area designed with desert appropriate vegetation that creates an abundance of shade and natural beauty allowing for use year-round. The open space is uniquely shaped in response to the existing conditions and off-site stormwater impacts to the Property. The southeast corner of the Property is the low point and the historical drainage outfall location. The open space includes a basin to manage both on-site and off-site stormwater storage. This, in combination with the proposed improvements along Jenan Drive, will help mitigate the stormwater flows and flooding that has historically plagued this area of the community. To further assure the proposed improvements remain in place, the open space areas will be common area tracts maintained by a future neighborhood association.

- *Promote three distinctive types of open spaces through acquisition, dedication, or "set aside":*
 - *Passive natural open spaces that will preserve wildlife habitat and view corridors and sensitive historical/archeological sites, and provide areas for low impact recreational activities, such as hiking, bicycling, mountain and rock climbing, and horseback riding.*
 - *A system of contiguous open spaces, accessible from Scottsdale neighborhoods, that connect the desert, mountains, washes, and canal system.*

- *Park space and facilities for active recreational activities, such as softball, tennis, basketball, volleyball, swimming, and equestrian pursuits.*

Passive Natural Open Spaces:

The site contains a large neighborhood park that will be open to the neighboring communities. Around the perimeter of the park will be passive open space that will include desert appropriate vegetation. Within the middle of the park turf will promote unprogrammed active recreational use. All other open space tracts will be passive and include desert appropriate landscape.

Contiguous Open Spaces: The proposed development includes front yard landscape along Jenan Drive. This will provide a complementary streetscape broken only by private drives and a public roadway accessing the Property.

Park Space and Facilities: While the Property is not at an appropriate location for a major public park or trailhead, the proposed development will provide a significant open space area intended to capture both on-site and off-site stormwater while providing a passive open space buffer around the perimeter and turf for active recreational use.

PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.

The proposed development of the Property works to achieve a sustainable balance in the use and conservation of Scottsdale's natural resources through low water use, low maintenance landscape, and by redeveloping land without creating additional infrastructure needs.

9. Protect and conserve native plants as a significant natural and visual resource.

The existing property has no significant landscape plantings that require salvaging. Native plants will be used to revegetate the site, creating a water efficient landscape.

COMMUNITY MOBILITY ELEMENT

7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Streets within Rural/Rural Desert Character Type areas are often narrow, buffered with landscape, and relate to the lower volume of traffic (as compared to suburban and urban character areas in the city). Sidewalks are often purposefully located along an arterial roadway or within a larger community amenity. Sidewalks along residential streets are not typical. Given the limited number of lots, singular point of access, and desire to maintain the aesthetic values consistent with the Rural/Rural Desert Character Type, sidewalks are not provided.

9. Protect neighborhoods from negative impacts of regional and citywide networks.

- ***Provide neighborhood systems that safely move people, connect neighborhoods to citywide and regional networks, while discouraging citywide and regional cut-through automobile traffic.***

The proposed development is designed as an intimate single cul-de-sac enclave of homes with one point of contact with the citywide transportation system. This design discourages cut-through automobile traffic while Jenan Drive connects to the citywide and regional networks.

- *Protect the livability of local neighborhoods from citywide and regional network influences by developing measures to reduce noise levels, and discourage high volume traffic and speeds within local neighborhoods. These measures may include different “traffic calming” designs and features.*

The proposed development of ten (10) homesites is within the existing residential fabric of the city. The public street is a combination of short segments that will naturally discourage high speeds.

- *Preserve reasonable emergency access through neighborhoods, balancing the potential for neighborhood street restriction (traffic calming, street narrowing, speed humps, etc.) with emergency accessibility.*

The proposed development of the Property is designed as an intimate single cul-de-sac enclave of ten (10) homes with a single point of connection to the citywide system that will provide reasonable emergency access without the need for street restrictions to calm traffic.

- *Minimize traffic speeds, volumes and through-traffic by appropriate street planning and design.*

The existing conditions along Jenan Drive already significantly minimizes traffic speed, volumes and cut-through traffic. The proposed project will further enhance the existing conditions by completing the curb on the south side of Jenan Drive.

- *Provide open space and buffering in design to protect neighborhoods*

The proposed plan to develop the Property provides open space and buffering to protect the residential enclave. Front yard landscape along Jenan Drive will provide a complementary streetscape with the neighboring properties. Additionally, a neighborhood park located at the southeast corner of the Property will provide an HOA maintained open space buffer to the existing adjacent homes.

10. Encourage a diversity of links between neighborhood systems and with citywide and regional systems.

In addition to the automotive link between the residential enclave and the citywide transportation system, a designated bike route along 74th Street runs 250' from the Property and allows for easy bike access to neighborhood amenities and regional employment centers including the Scottsdale Airport. The Airport is only 1.5 miles north of the Property and less than a 15-minute commute for a cyclist. Additionally, there is a bus stop on Scottsdale Road within a 5-minute walk of the Property.

CONCLUSION

A change in zoning from R1-35 to R1-18 PRD with amended development standards will permit re-development of the Property in a manner harmonious with the adjacent neighborhoods and the greater community. The many connections to existing City-wide infrastructure, along with the proposed stormwater mitigation, will enhance the health, safety and welfare of the community. This infill residential neighborhood, with proximity to regional retail and employment cores will attract professionals and executives.

This development request closely supports the GP Goals and Approaches as specifically outlined above. We respectfully request approval of the application to change the zoning designation and permit the proposed development of the Property. This request is consistent with adjacent land use patterns and compatible with the character, density, and quality of the surrounding single-family neighborhoods.

AMENDED DEVELOPMENT STANDARDS

Section 5.300. - Single-family Residential (R1-18) of Appendix B – Basic Zoning Ordinance in the City of Scottsdale Code (the “R1-18 Standards”) provides a basis for development within the Property. PRD allows for amended development standards to encourage the preservation of open space, to offer a wide variety of dwelling unit types, to permit greater flexibility in design of residential neighborhoods, and to enable development of parcels of property that would be difficult to develop under conventional zoning and subdivision regulations. The following development standards amend the R1-18 Standards and apply to the Property.

SEC. 5.304. - PROPERTY DEVELOPMENT STANDARDS.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **SEVENTEEN THOUSAND (17,000)** square feet, **EXCEPT LOT 4 AND 5 SHALL HAVE A MINIMUM AREA OF NOT LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET.**
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

1. Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ **ONE HUNDRED SEVENTEEN (117)** feet, **EXCEPT LOT 4 AND 5 SHALL HAVE A MINIMUM WIDTH OF EIGHTY (80) FEET.**

C. Density. There shall not be more than one (1) single-family unit on any one (1) lot.

D. Building Height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **TEN (10)** feet **TO THE FACE OF BUILDING OR SIDE FACING GARAGE AND NOT LESS THAN TWENTY (20) FEET TO FACE OF GARAGE, EXCEPT LOTS 1 THROUGH 3 SHALL HAVE A FRONT YARD DEPTH OF NOT LESS THAN FORTY (40) FEET TO THE FACE OF BUILDING AND FACE OF GARAGE.**
- b. Where lots have a double frontage on two (2) streets, the required front yard of thirty-five (35) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of thirty-five (35) feet shall be provided on each street, **EXCEPT THE REQUIRED SIDE YARD SHALL BE PROVIDED WHEN ADJACENT TO AN OPEN SPACE TRACT.** Exception: On a corner

lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ten (10) feet, **EXCEPT THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING HAVING A WIDTH OF NOT LESS THAN SEVEN (7) FEET ON LOT 4, LOT 5 AND THE SOUTH BOUNDARY OF LOT 10.**
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **TWENTY-FIVE (25)** feet.
4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet, **EXCEPT BETWEEN LOT 9 AND 10 THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS SHALL NOT BE LESS THAN SEVENTEEN (17) FEET.**

G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

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